

WATERFRONT DISTRICT PERMIT APPLICATION
ACCOMPANYING NARRATIVE - APRIL 2024 SUPPLEMENT

To the Honorable Members of the Waterfront Commission:

As you know, Metacomet Property LLC, an affiliate of Marshall Development (the “Applicant”), submitted an application to this commission (the “Application”) in December 2023 in which Applicant proposed a dynamic mixed use development at the site of the former Metacomet Golf Course (hereinafter referred to as the “Project”). The proposal seeks to create desperately needed housing for renters and buyers alike in the Greater Providence market, while also providing additional commercial space designed to address specific and identified needs for both the community within the proposed development and East Providence as a whole. At the same time, it is projected that the Project will generate millions in new tax revenue for both the City and the state.

Pursuant to Section 19-470 of the Waterfront Special Development District Ordinance, the purpose of waterfront development is to provide for appropriate mixed-use development while protecting the important scenic and recreational resources along the East Providence Waterfront. As we have consistently demonstrated in multiple hearings, the proposed development advances land use policies and design practices that respect and enhance the uniqueness of both built and natural environments.

As we wrote in our narrative accompanying the Application, “[A]menities include a proposed promenade for pedestrian traffic, an outdoor amphitheater, and perhaps most significantly, the Applicant has spent a portion of 2023 restoring a portion of the property in furtherance of its plan to unveil and open a 9 hole public golf course in the summer of 2024.”

We are happy to report that the Applicant still intends to open the golf course to the public this summer. Significant time and expense has been applied over the past twelve months in order to make this plan a reality.

The Applicant is mindful, however, of the fact that both the Applicant and the Commission have much work remaining relative to certain elements of the Project. After some delays, we finally held our first Design Review Committee hearing on the Application the week of April 8th, receiving substantive and productive feedback on the Project. Meanwhile, numerous impact studies commissioned by the Applicant are undergoing peer review and we await those results. Virtually all of these studies apply to proposed improvements to the property independent of the golf course.

As summer, and golf season, approaches, we write today to propose an approach that will allow residents to use and benefit from the proposed golf course this year. As we all know, the property was formerly used as a golf course, the use is allowed as of right, and the dedication of this portion of the property for this exact purpose was mandated by the City Council in its 2021 Zoning Change. The Applicant has developed a strategy as laid out on the plans accompanying this narrative, to open and operate this popular, much sought after amenity while the Commission continues to consider the balance of the Project.

Again, as we wrote in the December 2023 narrative, “[O]ther than the golf course, which is anticipated to open to the public in June 2024 (subject to receipt of the requisite approvals), the improved portion of the Development is intended to be constructed in two (2) separate phases, as more particularly set forth in the engineering submission of the application.”

Attached to this narrative is an amended phasing plan which identifies the golf course as Phase 1. The appurtenant equipment and maintenance building becomes Phase 1A, with an estimated construction time of Fall/Winter 2024 following the conclusion of this year’s golf season. The proposed improvements formerly shown as Phase 1 and 2 will now be known as Phases 2 and 3, respectively. We have also included plans which demonstrate the layout of the 9 holes as well as

how the golf course is intended to operate while the permitting on the balance of the Project proceeds.

The Applicant will be providing testimony in due course regarding all of these components, addressing the concerns of the City, this Commission and members of the public as it relates to the golf course, in a comprehensive and coherent fashion.

Therefore, the Applicant respectfully requests at this time that the Commission consider a bifurcated approval for Phase 1 of the Project, the 9-hole public golf course, at its earliest convenience. In furtherance thereof, we seek a recommendation from the East Providence Planning Board as to the consistency of said Phase 1 with the Comprehensive Plan for the City of East Providence, and we look forward to our presentation on this component at May's Design Review Committee and subsequent Waterfront Committee hearing.

The last few months have been a difficult time for residents of the City of East Providence as infrastructure failures have made everyday life more challenging in several ways. The Applicant is hopeful and optimistic that our proposal will provide both physical and emotional benefits, and have a positive impact on our neighbors at a moment in time where it would be greatly appreciated.